



CITY OF MORGAN HILL

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PLANNING COMMISSION MEETING

REGULAR MEETING

JANUARY 9, 2001

PRESENT: Lyle, McMahon, Mueller, Pinion, Ridner, Sullivan

ABSENT: Kennett

LATE: None

STAFF: Planning Manager (PM) Rowe, Associate Planner (AP) Linder, Assistant Planner (AP) Tolentino, Deputy Director of Public Works (DDPW) Struve, Senior Engineer (SE) Creer, Senior Engineer (SE) Behzad, Housing Program Coordinator (HPC) Balderas, and Minutes Clerk Johnson.

REGULAR MEETING

Vice-Chair Ridner called the meeting to order at 5:00 p.m. with an announcement that the meeting would convene as a Measure P workshop with the regular meeting being called to order at 7:00 p.m. The Vice-Chair further stated the workshop was for the purpose of discussion of a review of global scoring issues prior to the presentations of the applications at 7:00 p.m. Vice-Chair Ridner noted the discussion was opened to interested members of the public and inviting them to participate with Commissioners and City Staff.

The Commission discussed and obtained Staff clarification of the following Global Issues:

- S Credit for Mello-Roos
- S Open Space - 1a (minimum buffer) and 1d
- S Lot Layout - 1a (R-1 sideyard in excess of minimums, and 2a (size of landscape area)
- S Circulation Efficiency - 3d, 3e (entry aisle as street), and 5a, 5b & 5c (quality/define adjacent)
- S Consistency with prior year scoring
- S School District scoring issues
- S Missing letters/items in applications
- S Sidewalk vs. pedestrian paths % to qualify for point
- S Prior review by Staff of plans
- S ½ vs. 1 point where it is not stated as up to 1 point
- S Master Plan vs. current phase of development
- S Natural and Environmental le - other habitats

Bill McClintock, MH Engineering, addressed the Commission. He commended the Commission and Staff for changes to the global issues on pages 2 and 3, these having been reviewed with the Committee and then the document being forwarded to developers during the application process. Mr. McClintock stressed the need for consistency in scoring from year to year. He noted particularly the concerns with lot layout, stating that this was new criteria and needed to be understood clearly by all participants. He stated that the category which appears to cause the most concern is Natural/Environmental, noting the perceived difficulty of obtaining points in that category.

Phil Rowe approached the Commission stating he spent considerable time and effort working on the ~~committee~~ project and he was concerned about the appearance of changing the rules; he stated these comments were made annually, and that all the developers were anxious to know just what they needed to do to submit an acceptable (high scoring) application. Mr. Rowe also offered comments on the application materials being submitted prior to deadlines and those which are subsequently requested by Staff.

Scott Schilling, 16060 Caputo Dr., #160, asked if changes had been made to the Mello-Roos Act (funding for schools designated during residential development)? He stated he had understood this issue had been addressed by the Committee as well as the Planning Commission and the City Council. If changes had occurred, he asked, what were the issues to be considered as relating to Measure P project applications? Mr. Schilling also asked for clarification on side-yard set-backs. AP Linder provided an overview on the changes in measurement(s) for side-yard set-backs as are applicable in the applications.

Vince Burgos, 352 S. Eagle Nest Lane, expressed concerns that some items in the global issues were apparently not presented in the orientation meeting earlier this year.

Wayne O'Connell, 2065 Malher, stressed the need for consistency in scoring and communication on an on-going basis. He indicated that the scoring for 1A appears to be different now. Mr. O'Connell stated the developers and Staff need input from the schools regarding scoring for Mello-Roos and SB50.

Maureen Upton, 820 Dunne Ave., spoke to the Commission indicating her understanding that the Natural/Environmental category issues were backed with information from the City. She further stated that since the City was not annexing property of school districts, the scoring for the Mello-Roos category might be outdated.

Vice-Chair Ridner stated there appeared to be two big sets of issues: consistency in scoring and any perceived rule changes from one year to the next. Other Commissioners agreed with this assessment.

Martell Taylor, Morgan Hill School District, provided information regarding Mello-Roos to the Commission stating the School district had adopted Level Two fees in August, 2000. He explained the rationale for the Level Two fees and explained the thinking of School decision makers in adopting the process.

The Commissioners continued discussion of specific global issues based on statements raised by members of the public:

- S Open space: whether a difference in points should be given to differing sizes of buffer zones?
- S The historical value of the prior year point system, and if changes are decided upon, how to best communicate these changes clearly and accurately to all developers.
- S The need for clear, concise application materials was discussed, with particular emphasis on the need for definite, direct property owner agreements for shared amenities.
- S The need for standardization in categorical issues, e.g, lot layout, open space, buffer zones.

Rocke Garcia cited work in the subcommittee which had led to changes in the side-yard set-backs emphasizing the City Staff had agreed that quality of construction of condos and apartments could be enhanced with changes suggested by the subcommittee.

PM Rowe noted that work on the side-yard set-backs issues had first been addressed two years ago and that because of work the subcommittee did with City staff the multifamily resident applications were now on an even playing field with other applications.

SE Creer noted an improvement in circulation plans of the majority of applications received, giving credit to Planning Staff for working hard with developers to achieve consistency in scoring and communication. SE Creer reminded the Commissioners that any specific concerns in any of the applications/recommendations can be addressed at the time of presentation of that application.

PM Rowe stated it is sometimes difficult to achieve alternatives to presented plans in a short timespan, but the Staff have made every effort to provide consistency for developers.

The Commissioners noted that if changes to the global issues were previously addressed and/or adopted, but were not specifically addressed in the current reports, then no changes were forthcoming from prior years.

Vice-Chair Ridner stated it is important to address issue while maintaining consistency and clarity to the public. Other Commissioners agreed, noting that if language is ambiguous or new issues are raised, Staff will be directed to study those matters and set standards for criteria.

AP Linder reiterated the processes involved in the reviews to provide understanding for all present. PM Rowe echoed her statements, indicating the review process consisted of several steps, including but not limited to a conceptual review, a preliminary review, meetings with the

applicants/developers, and a general orientation meeting for all competitors.

Following a short recess, Vice-Chair Ridner called the meeting to order at 7:08 p.m. with the announcement that a work shop had been conducted at 5:00 p.m. to discuss global issues regarding the two-step process for awarding Measure P projects approval(s). He noted there were 1,025 applications for the 75 allocations available for 2001.

DECLARATION - POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

PUBLIC COMMENTS

Vice-Chair Ridner opened the floor to public comments.

There being none present who wished to speak, the public hearing was closed.

MINUTES:

DECEMBER 12, COMMISSIONERS MUELLER/SULLIVAN MOTIONED TO APPROVE THE 2000 DECEMBER 12, 2000 MINUTES , WITH THE FOLLOWING CLARIFICATION:

Page 9 (Announcements): ~~Applicants who have received scores high enough to qualify will submit letters of support by a date certain in the packet of materials provided to them.~~

“ Upon completion of scoring of the Measure P applications by Staff, those applications which have received scores in excess of 170 points, may be invited to submit letters with clarifying support information to benefit Commissioners in the decision making process. Such materials shall be submitted to the Planning Department as directed in written correspondence to the applicants.” **THE MOTION PASSED ON A VOTE OF 6-0, WITH KENNETT ABSENT.**

LEGALLY NOTICED PUBLIC HEARINGS

NEW BUSINESS:

Vice-Chair Ridner said the Commissioners, Staff and members of the public had earlier this evening spent in excess of one-and-one-half hours discussing global issues concerning the scoring of Measure P applications. He reminded this is a two-step process and that in tonight's meeting Phase I applications which had met minimum requirements and been assigned scores (points) would be heard in presentations from Staff.

Vice-Chair Ridner requested AP Linder, Staff presenter, to introduce the team members who had worked on the process. Present were: PM Rowe, AP Tolentino, who had the responsibility of Natural and Environmental, Orderly and Contiguous, and Landscaping issues; HPC Balderas, who worked on Housing categories recommendations; SE Behzad, whose

responsibilities included Public Facilities; SE Creer reviewed Circulation Efficiency; and DDPW Struve reviewed Parks and Paths categories.

Commissioner Mueller suggested that because of the number of applications received and that the current focus of the Commission is on those achieving ~~minimum scoring~~ a score high enough to possibly justify being awarded allotments, some consideration might be made to establishing a slightly different threshold for those applications whose addresses are on the east and west side of the City. He noted that since it is the intention of the Commission to consider the applications a second time, having a threshold of 170 for the east side and 162 points for the west side would be feasible.

BY CONSENSUS, THE COMMISSIONERS PRESENT AGREED WITH UTILIZING THE THRESHOLDS AS ENUMERATED WOULD BE OPERATIONAL AT PRESENT.

Vice-Chair Ridner explained the procedure for applicants - and speakers to the applications - to be heard following the Staff reports. He indicated AP Linder would be the primary presenter for all applications, but questions could be asked of all Staff present as warranted. Vice-Chair Ridner further noted that all materials, as well as supplemental letters received regarding the applications, had been included in the Commissioner's packets.

1. APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

- a) **MEASURE P, MP-00-06: BUTTERFIELD-THE DESILVA GROUP:** A request for Measure P allocations for Fiscal Year 2002-2003. The 109 unit condominium project is located on a 7.77 acre parcel on Diana Avenue and Butterfield Boulevard, adjacent to the Union Pacific Railroad line. The application is for Phase I of the development consisting of 55 dwelling units. *The application received 160 points.*

Vice-Chair Ridner opened the public hearing.

Richard Schwedhelm, 11555 Dublin Blvd, Dublin, was present to answer questions.

The public hearing was closed.

- b) **MEASURE P, MP-00-07: CAMPOLI-FMA:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 9 single family dwellings on 2.33 acres located on the south side of Campoli Drive, west of Old Monterey Road. AP Linder announced this application had received an adjustment of two points in the Public Facilities category, bringing the *total* to *157 points*, up from 155.

Vice-Chair Ridner opened the public hearing.

Fred Azarm, 4990 Speak Ln, #280, San Jose, addressed the Commission, calling attention to specific points of the project, specifically the relationship of the adjacent areas, the suitability and desirability of the project. He said he felt all the issues raised by staff had been addressed, and requested additional points be awarded the project.

The public hearing was closed.

AP Linder noted the project had been awarded the additional points in several pertinent categories mentioned by the speaker.

- c) **MEASURE P, MP-00-08: SAN PEDRO-LUPINA:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 24 single family detached dwellings and 8 single family attached dwelling units on 8.43 acres on the easterly extension of San Gabriel Avenue, south of San Pedro Avenue. Due to a mathematical correction, the project received an additional two points, bring *the total to 177 points*.

Vice-Chair Ridner opened the public hearing.

Tony Lupina, 17045 Monterey Rd, #A, was present to disclose concern that significant consideration had not been given to the 90+ year old oak tree on the property. He requested the matter be reinvestigated with additional points to be awarded.

The public hearing was closed.

- d) **MEASURE P, MP-00-09: TILTON-DELCO:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 19 single family dwellings on 7.87 acres located on the north side of Tilton Avenue immediately west of Monterey Highway and the Union Pacific Railroad line. Noting the Public Facilities category had received an additional 2 points (from 8 to 10) and that the points for Housing Types had increased from 13 to 15, AP Linder announced the *total points received for this project were 149*.

Commissioner Mueller asked if detached Granny units had always been counted in the past? Staff noted this matter had been clarified during the application process and in this instance, the Granny unit is attached.

Vice-Chair Ridner opened the public hearing.

The public hearing was closed.

- e) **MEASURE P, MP-00-10: HALE-DELCO:** A request for Measure P allocations

for Fiscal Year 2002-2003. The project is Phase 3 of the previously approved “Monte Villa” development located on the south side of Llagas Road, west of Hale Avenue, opposite Shadowbrook Way. Phase 3 will extend west to Hale Avenue, approximately 700 feet south of Llagas Road and will consist of 17 single family detached and 18 single family attached dwelling units. AP Linder reported *this application has 176 total points*, with the Lot Layout category having received an additional point and the Natural and Environmental listing being increased by 5 points for a total of 15 in that category.

Commissioner Lyle noted it appeared that even though the application indicated this is Phase III, it was not part of the originally submitted Master Plan. He said this project is definitely different from those items previously considered. Commissioner Lyle also said there is some discrepancies in the information provided concerning schools proximity for the project, noting particularly that Britton is within three-quarters of a mile, but it is not so noted in the application.

AP Linder replied the matter of the school location had been noted, but that under the funding adoption explained earlier, the issue became moot.

With reference to lots 39, 40, 50 and 52, Commissioner Lyle requested Staff to revisit Lot Layout criteria, with particular emphasis on long lot size. He expressed concern these lots represent excessively deep, narrow lots with small side yards.

AP Linder responded with an explanation of how the calculations are ascertained for the Lot Layout. SE Creer added that there were also issues with on-street parking in relation to the sideyard setbacks, as this “cuts” into the garage, driveway, and parking space of lots.

Commissioner Mueller asked about the rules regarding open space, with AP Linder responding on the agreements and understandings with the developers.

Because of the addition of an open space designation in the phase presented, Commissioners had discussion regarding the addition of land and/or units to an application which has been on-going. The issue of widths and placement of open space and buffer zones was also addressed by the Commissioners.

Commissioner Sullivan indicated she felt a minimum 30-foot buffer zone was reasonable. **By consensus, other Commissioners agreed a minimum 30-foot buffer zone should be considered, requesting Staff to look at the issue.**

Vice-Chair Ridner opened the public hearing.

Phil Rowe was present to represent the applicants. He offered explanation of the addition to the project, noting the addition of seven lots and a considerable open space. He provided a description of the clustering to allow more open space. He also

requested Commissioners to clarify the point system for schools, noting the project had received points in the past in this category. He also asked questions regarding the Circulation Efficiency category and the Natural/Environmental category. He specifically asked that 5B be reconsidered.

Vince Burgos also spoke to this application, offering explanation of the clustering and how the project fits into the R1 zoning designation.

The public hearing was closed.

Commissioner Mueller remarked there is a need to look at the first two phases of this project; in his opinion, the project is improved with the addition of this application. He noted that past practice has been that if the same concept is kept, the Master Plan can be changed and adapted.

- f) **MEASURE P, MP-00-11: SHAFFER-BAMDAD:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 18 single family estate homes on 8.58 acres located a westerly extension of Shafer Avenue and northerly extension of Katybeth Way and Conte Court, west of Hill Road. *Total point allocation is 173*, reported AP Linder, with one point having been deducted for Circulation Efficiency.

Vice-Chair Ridner opened the public hearing.

Rafi Bamdad, Shaffer Ave. and Hill Road, was present to address the Commission. He said he strongly believes the criteria in all categories of this application has been met and the points should be raised. He specifically address item 2B(a)iii, stating there is no requirement for senior high school. He disputed the Open Space requirements, stating he is not required to provide open space, but has indeed provided an extra-large open space with bicycle paths to City parks. He also took issue with the size lots, stating he has lost lots from the project because of City requirements. He also said the City staff appeared to not understand the labeling of lot 13, which is not a model lot, but contains a proposed model home. He said other applications had received points in the Natural/Environmental category and this application deserved the same.

The public hearing was closed.

Staff present provided explanations of the interactions had with the applicant and reiterated the point awarding system conducted on this and other applications.

- g) **MEASURE P, MP-00-12: CENTRAL-WARMINGTON:** A request for Measure P allocations for Fiscal Year 2002-2003. The project will consist of 86 single family dwellings on 28.34 acres located on a northerly extension of Lancia Drive on the north side of East Central Avenue. With *184.5 points* awarded this application, Staff noted that 2 points had been deducted in the Natural/Environmental category because of the perceived lack of commitment to an on-going agriculture presence on the property..

Commissioner Lyle said that because the project does not indicate a safe walking route to the high school, points should be deducted. He also asked if there is an agreement in place with the property owners to the north west of the project, stating that points should be deducted if there is not an agreement. Commissioner Lyle furthermore indicated a perceived problem with the lot layout at the south end of the project, noting this application appears to present an inconsistency when compared with others. He indicated there might well be a code violation problem with the project, as in an R1 project, attached units are supposed to be on corners, but here they appear to be clustered across streets, giving the appearance of an R2 project.

Commissioner Sullivan said she shared those concerns raised by Commissioner Lyle, and further questioned the lot layout which has four Below Market Residences (BMR) on a cul de sac.

Staff assured the Commissioners the items noted would be revisited to ensure consistency for all applications.

Vice-Chair Ridner opened the public hearing.

Carolyn Hipp was present to represent the applicants. She reiterated the reasons the applicant was requesting an additional half point for 2A, noting the project is within three-quarters of a mile of a school, and the application indicated inclusion of the safe access and sidewalks required for the category. Ms. Hipp also spoke of the buffer zones and the widths and placements of those zones. She noted the pathways connecting the periphery to parks and said there was an implied agreement only, as the applicants had not realized a hard copy agreement was required. Ms. Hipp further identified specific portions of the application, requesting Staff to contact the developers when they revisited the application as indicated by the Commission.

The public hearing was closed.

Commissioners engaged in discussion regarding the awarding of full and partial scores with a one point category.

BY CONSENSUS, THE COMMISSIONERS PRESENT AGREED THAT VARIOUS RPD PRACTICES WERE USED TO PRESERVE AGRICULTURE LAND AND THAT TWO POINTS ARE TO BE RESTORED TO THIS APPLICATION, IN THE AGRICULTURE CATEGORY, NOT THE HISTORICAL CATEGORY.

- h) **MEASURE P, MP-00-13: MONTEREY-PINN BROS.:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 78 condominium dwelling units on 7.01 acres west of Monterey Road approximately 875 feet north of Watsonville Road. *Total points awarded: 158*, with Public Facilities increased by one point and Lot Layout gaining four points (from 10 to 14).

Vice-Chair Ridner opened the public hearing.

In the absence of Rob Peterson, the applicant who had been called away, Vince Burgos indicated he and Bill McClintock could answer questions.

The public hearing was closed.

- i) **MEASURE P, MP-00-14: W. EDMUNDSON-PINN BROS.:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 24 single family dwellings on 8.10 acres located on the south side of West Edmundson Avenue opposite the Community Park. AP Linder told the Commission this project has a *total of 163.5 points*, with the addition of one point in the Natural/Environmental category. She said there had been some confusion with other City Staff regarding the trees in the right-of-way, but that had been resolved.

Vice-Chair Ridner opened the public hearing.

Vince Burgos spoke of the 30-plus foot pathways throughout the project, noting the pathways extend to the east where contiguous projects exist.

The public hearing was closed.

- j) **MEASURE P, MP-00-15: CONDIT-PINN BROS.:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 18 single family attached (duet) units on 3.33 acres located on the east side of Condit Road approximately 1060 feet north of East Dunne Avenue. *This project has been awarded 161 points* according to AP Linder.

Vice-Chair Ridner opened the public hearing.

Vince Burgos asked for additional points for the project, asking that the retention facility location be revisited for those requested points. He noted on items 6A and 6B that the applicant is committed to paying double park fees and requests three full points in those areas. He also discussed the lot layouts of the project.

The public hearing was closed.

- k) **MEASURE P, MP-00-16: BUTTERFIELD-DICONZA:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 33 single-family attached (townhouse) units on 5.52 acres on the west side of Cory Drive and westerly extension of San Juan Drive. Noting this application had received an additional two points in the Safety category, AP Linder announced this application has a *total of 167 points*.

Vice-Chair Ridner opened the public hearing.

Joe DiConza, 17310 Hendry Dr, was present to address the Commission, saying he was seeking clarification to improve future applications. He asked specific questions of Staff regarding the fact that no points had been awarded in specific categories, such as Orderly and Contiguous under and B.3.5. He noted that the property is adjacent to the Sutter Channel and there is no potential for open space with no room for landscaping. He said he had thought the backyards could be considered buffers, but now it appeared this was not the case.

The public hearing was closed.

- l) **MEASURE P, MP-00-17: TENNANT-LIN:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 12 townhouse dwelling units on a .991 acre parcel on the north side of Tennant Avenue and west side of Church Street. With no adjustments necessary, AP Linder announced this project had received *152 points*.

Vice-Chair Ridner opened the public hearing.

Gary Lin was present and addressed the Commission, saying Staff did not state why no points were awarded for B5 and consequently he requested the addition of one point in that category. He said there was some confusion regarding B4 (Safety and Security) and that fire sprinklers were planned. Since he plans to use the specified design and materials for the sound wall, he requested awarding of points for that issue.

The public hearing was closed.

OTHER BUSINESS:

2. APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

- a) **MEASURE P, MP-00-18: CENTRAL-SOUTH VALLEY DEVELOPERS:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 66 single family residential dwellings on 20.67 acres on the northerly extension of Calle Hermosa, north of Central Avenue.
- b) **MEASURE P, MP-00-19: SUNNYSIDE-SOUTH VALLEY DEVELOPERS:** A request for Measure P allocations for Fiscal Year 2002-2003. The project consists of 54 single family residential dwellings on 13.01 acres at the northeasterly corner of Sunnyside Ave. and Watsonville Rd.

- c) **MEASURE P, MP-00-21: MISSION VIEW-DIVIDEND:** A request for Measure P allocations for Fiscal Year 2002-2003. The project is Phases 5 and 6 of the “Mission Ranch” development and consists of 56 single family residential dwellings on 18.98 acres located on the southwest corner of Cochrane Road and Peet Avenue on the easterly extension of Mission Avenida.
- d) **MEASURE P, MP-00-22: COCHRANE-DIVIDEND:** A request for Measure P allocations for Fiscal Year 2002-2003. The project is Phases 6A & 6B of the “Coyote Estates” development and consists of 40 single-family residential dwellings on a portion of a 69.54 site located on the northeast corner of Cochrane and Peet Roads.
- e) **MEASURE P, MP-00-23: PEET-DIVIDEND:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 44 single family dwellings on a portion of a 47.99 acre site at the southeast corner of Cochrane Road and Peet Avenue.
- f) **MEASURE P, MP-00-24: CENTRAL-PACIFIC UNION HOMES:** A request for Measure P allocations for Fiscal Year 2002-03. The project is Phase 3 of the “Cero Verde” development and consists of 24 single family attached residential dwellings on 5.13 acres on the south side of E. Central Avenue west of Calle Mazatan.
- g) **MEASURE P, MP-00-25: BUTTERFIELD-PACIFIC UNION HOMES:** A request for Measure P building allocations for Fiscal Year 2002-03. The project consists of 45 single family attached residential dwellings on 8.81 acres on the north side of E. Central Avenue at the northerly extension of Calle Mazatan.
- h) **MEASURE P, MP-00-26: WATSONVILLE-FAHMY:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 33 single family homes on 10.36 acres located on the south side of Watsonville Road opposite La Alameda.
- i) **MEASURE P, MP-00-27: MURPHY-GREATER BAY CONSTRUCTION:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 36 single family attached dwelling units on 6.77 acres on the west side of Murphy Avenue opposite Kelly Park Circle.
- j) **MEASURE P, MP-00-28: DIANA-SHELTON:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 38 single family dwellings on a portion of 19.41 acre site on the south side of Diana Avenue and northerly extensions of Jasmine Way.
- k) **MEASURE P, MP-00-29: E. DUNNE-MONTEREY BAY DEVELOPMENT:** A request for a Measure P building allocation for Fiscal Year 2002-2003. The project consists of 14 single family dwellings on a portion of a 17.48 acre site on the south side of East Dunne Ave. opposite Tassajara Dr.

**DUE TO THE LATENESS OF THE HOUR, THE ITEMS LISTED UNDER
AGENDA ITEM 2 WERE NOT DISCUSSED.**

ANNOUNCEMENTS:

S All Commissioners joined Vice-Chair Ridner in his expression of appreciation to Staff for their hard work and to the developers for their cooperation in the application process.

ADJOURNMENT: There being no further business, Vice-Chair Ridner adjourned the meeting at 10:16 p.m.

MINUTES RECORDED AND PREPARED BY:

JUDI H. JOHNSON
Minutes Clerk